



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

December 5, 2007

Eddie Kung
Cal Land Engineering
576 E. Lambert Road
Brea, CA 92821

SUBJECT: TENTATIVE PARCEL MAP NO. 062176
MAP DATE: January 25, 2007

Dear Mr. Kung:

A public hearing on Tentative Parcel Map No. 062176 was held by a Hearing Officer of Los Angeles County ("Hearing Officer") on December 4, 2007.

After considering the evidence presented, the Hearing Officer in his action on December 4, 2007, approved Tentative Parcel Map No. 062176 in accordance with the Subdivision Map Act and Title 21 (Subdivision Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached to this letter.

The action of the Hearing Officer authorizes the subdivision of the 0.41 gross acre project site into one (1) multi-family parcel with three (3) detached condominiums.

The decision of the Hearing Officer regarding the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission ("Planning Commission"). In accordance with the requirements of the State Map Act, the tentative parcel map may be appealed within a period of 10 days following the decision of the Hearing Officer, which ends on December 17, 2007.

Approval Letter

The decision of the Hearing Officer regarding the tentative parcel map may be appealed to the Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Planning Commission, you must do so in writing and pay the appropriate fee.** The fee for appeal process is \$1,309.00 for the applicant and \$655.00 for non-applicant(s).

To initiate the appeal, submit your appeal letter and a check made payable to the County of Los Angeles to the Secretary of the Planning Commission, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

After the appeal period has passed, the approved tentative map may be obtained at the Land Divisions Section, Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The tentative parcel map approval shall expire on **December 4, 2009**. If the subject tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person to Room 1382 within one month prior to the expiration date.**

If you have any questions regarding this matter, please contact Josh Huntington of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:JSH

Attachments: Tentative Parcel Map Findings and Conditions

c: Subdivision Committee
 Board of Supervisors
 Building and Safety

COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE TRACT MAP NO. 062176

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 062176 on December 4, 2007.
2. Tentative Parcel Map No. 062176 is a request to create one (1) multi-family lot with three (3) detached condominiums on 0.41 gross acres.
3. The subject property is located at 5236 Myrtus Avenue in the unincorporated community of South Monrovia Islands in the South Arcadia Zoned District.
4. The subject property is approximately 0.41 gross acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house that will be removed.
5. The units will take access from Myrtus Avenue, an existing public street, via a 28 foot-wide private driveway and fire lane.
6. The project site is zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area).
7. There is residential development to the north, south, and west. The residences to the north are mostly single family houses, while the residences to the south and west are a mix of single family and multi-family residences. To the east, there is a mix of commercial and multi-family residential land uses.
8. The subject property currently contains a single family house (which is to be removed). The property is surrounded by residential development to the north, south, and west and the commercial and residential to the east.
9. The project design complies with the standards of the A-1 zoning classification. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six dwelling units per gross acre for a maximum of two dwelling units on the subject property. The project proposes three dwelling units which exceeds the maximum.

11. The General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:
 1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 3. The proposed project will not overburden existing public services and facilities;
 4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
12. The proposed project has received assurance from the local water and sewer purveyors that these systems have the capacity to serve these three units. Additionally, the applicant will be required to upgrade an existing fire hydrant. This can be seen as a benefit that the applicant is providing for the neighborhood.
13. Three off-street visitor parking spaces will be provided to limit the impact that the proposed development will have on street parking on Myrtus Avenue.
14. The applicant will have to provide a landscape plan showing where the three required trees will be placed. These trees will help to buffer the neighbors from the impact of the new residences.
15. A total of 20 of the parcels within 500 feet of the subject property have a density that is equal to or greater than that proposed for this project. Furthermore, there are 10 duplexes within the study area and 13 properties with three or more units. Directly to the east of the subject property are similarly sized parcels with six units and 12 units respectively. The surrounding residential zoning is A-1. The proposed density would be consistent and compatible with these existing land uses and zoning.

16. The Hearing Officer finds the proposed project is consistent with the goals and policies of the General Plan.
17. At the December 4, 2007 public hearing, the Hearing Officer heard a staff presentation regarding the proposed development.
18. At the public hearing, Mr. Eddie Kung testified on behalf of the applicant. Mr. Kung stated that he had reviewed the staff report and agreed with staff's draft findings and conditions. Mr. Kung also stated that he was aware of neighborhood opposition and that he believed that the owner had met with some of the neighbors. Mr. Kung also confirmed several details pertaining to this project. In particular, that there will be two covered spaces and one guest space for each of the three units, and that there will be a new six foot masonry wall on both sides and in the rear of the property. In the property's front yard, the wall will be a maximum of 42 inches tall.
19. During the public hearing, the Hearing Officer stated that there is a trend of older, dilapidated houses on larger lots in the San Gabriel Valley being removed and replaced with a few newer, more energy efficient residences. This trend improves the area's housing stock while also helping to meet the area's housing needs. The Hearing Officer also stated that while the proposed structures were two stories in height, they were on the north side of the property and that their impact would be buffered by the existing garage immediately to the north of the project. The Hearing Officer added that two stories are allowed for any of the properties in the area and any of the owners who want two stories can get permits for two-story additions. The Hearing Officer concluded by saying that in this case, "the pluses outweigh the minuses." In other words, he felt that the positive effects of the project outweigh the negative effects.
20. During the December 4, 2007 public hearing, after hearing all testimony, the Hearing Officer closed the public hearing and approved Tentative Parcel Map No. 062176.
21. Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. As one (1) multi family lot with three (3) detached condominium units is proposed, an additional two (2) trees for a minimum total of three (3) trees is required.
22. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
23. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of

public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

24. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
25. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
26. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
27. A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 062176 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-1 zone.
2. Label the driveway as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval prior to final map approval.
4. Post the common driveway as "No Parking – Fire Lane" and provide for its continued enforcement in the CC&Rs. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Parcel No. 1 of this map is approved as a condominium project for a total of three (3) detached condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
6. Provide in the CC&Rs a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along all walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel, with an additional two trees to be planted. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
9. A Final Parcel Map is required; a Parcel Map Waiver is not allowed.

10. Remove existing structures prior to final map approval. Submit proof of removal to Regional Planning prior to final map approval.
11. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense.
12. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062176 (Rev.)

Page 1/3

TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062176 (Rev.)

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TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the private driveways in documents to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. Quitclaim or relocate easements running through proposed structures.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062176 (Rev.)

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TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{+HW} Henry Wong
pm62176L-rev2.doc

Phone (626) 458-4915

Date 03-29-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062176

REV TENTATIVE MAP DATED 01/25/07
EXHIBIT MAP 01/25/07

DRAINAGE CONDITIONS

- 1 Approval of this map pertaining to drainage is recommended.
- =====

GRADING CONDITIONS:

- 1 A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

SR
Name


DIEGO G. RIVERA

Date 03/28/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 62176
SUBDIVIDER Ping Chen
ENGINEER Cal Land Engineering
GEOLOGIST _____
SOILS ENGINEER Quartech Consultants

TENTATIVE MAP DATED 01-25-07, 2nd Revision and Exhibit
LOCATION Temple City
REPORT DATE _____
REPORT DATE 07-06-05, 10-08-04

[] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- [] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- [] The Soils Engineering review dated _____ is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- [] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [X] Soils engineering reports may be required prior to approval of building or grading plans.
- [] Groundwater is less than 10 feet from the ground surface on lots _____
- [X] The Soils Engineering review dated 3-6-07 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 03-05-07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 62176

Location 5236 Myrtus Avenue, Temple City
Developer/Owner Ying Chen Chen
Engineer/Architect Cal Land Engineering
Soils Engineer Quartech Consultants
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

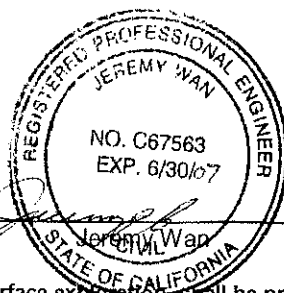
Tentative Parcel Map and Exhibit Dated by Regional Planning 1/25/07 (rev.)
Soils Engineering Report and Addendum Dated 7/6/05, 10/8/04
Previous Review Sheet Dated 9/13/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to the condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Jeremy Wan

Date 3/6/07

NOTICE: Public safety, relative to geotechnical subsurface exploration shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepubl\Soils Review\Jeremy\PR 62176, Myrtus Avenue, Temple City, TPM-A_5.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 feet from centerline along the property frontage on Myrtus Avenue. Five feet of additional right of way is required beyond the existing right of way line.
2. Repair any broken or damaged curb, gutter, and pavement along the property frontage on Myrtus Avenue.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Myrtus Avenue.
4. Construct sidewalk adjacent to the back of curb along the property frontage on Myrtus Avenue to the satisfaction of Public Works. Permission is granted to use the alternate street section on Myrtus Avenue. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Construct parkway improvements (sidewalk, driveway, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Myrtus Avenue to the satisfaction of Public Works.
6. Plant street trees along the property frontage on Myrtus Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Myrtus Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

HCW
Prepared by Allan Chan
pm62176r-rev2.doc

Phone (626) 458-4915

Date 03-27-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 62716 (Rev.)

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TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11935as, dated 10-18-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

HW
Prepared by Imelda Ng
pm62176s-rev2.doc

Phone (626) 458-4921

Date 03-26-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 062176 (Rev.)

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TENTATIVE MAP DATED 01-25-2007
EXHIBIT MAP DATED 01-25-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Lana Radle
pm62176w-rev2.doc

Phone (626) 458-4921

Date 03-26-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P. - Joshua

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 62176 Map Date January 25, 2007 - Ex.A

C.U.P. _____ Vicinity Arcadia

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on tentative map is adequate and may be reduced to 24'.

By Inspector: Janna Masi ML Date March 29, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 62176 Tentative Map Date January 25, 2007 - Ex.A

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install _____ public fire hydrant(s).

Upgrade existing 1 public fire hydrant(s).

Install _____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☐ Location: As per map on file with the office.

☒ Other location: Upgrade the hydrant on the S/E Corner of Myrtus and Freer.

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Southern California Water Company, fire flow is NOT ADEQUATE. The existing fire hydrant must be upgraded to meet current fire flow requirements. The fire hydrant upgrade must be completed or bonded for prior Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi W Date March 29, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 62176 DRP Map Date: 01/25/2007 SCM Date: / / Report Date: 03/29/2007
Park Planning Area # 5 ARCADIA ISLANDS Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$5,742

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,742 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 3 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
March 29, 2007 08:12:26
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	62176	DRP Map Date: 01/25/2007	SMC Date: / /	Report Date: 03/29/2007
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 3 = Proposed Units 2 + Exempt Units 1

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	2	0.02
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 5 ARCADIA ISLANDS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$287,107	\$5,742

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$287,107	\$5,742



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626) 430-5380 · FAX (626) 813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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March 28, 2007

RFS No. 07-0003949

Parcel No. 062176

Vicinity: South Arcadia

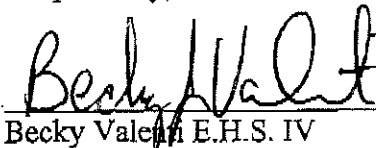
Parcel Map Date: January 25, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health's approval for **Tentative Parcel Map 062176** is contingent upon the following conditions:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Valeri E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program